

City Council
Atlanta, Georgia

03-0-1991

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-72
10-14-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **Johnson Road, N.W.** be changed from the **RG-3 (Residential General-Sector 3)** and the **I-1 (Light Industrial)** Districts to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **190 and 225** of the **17th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

CONDITIONS FOR Z-03-72

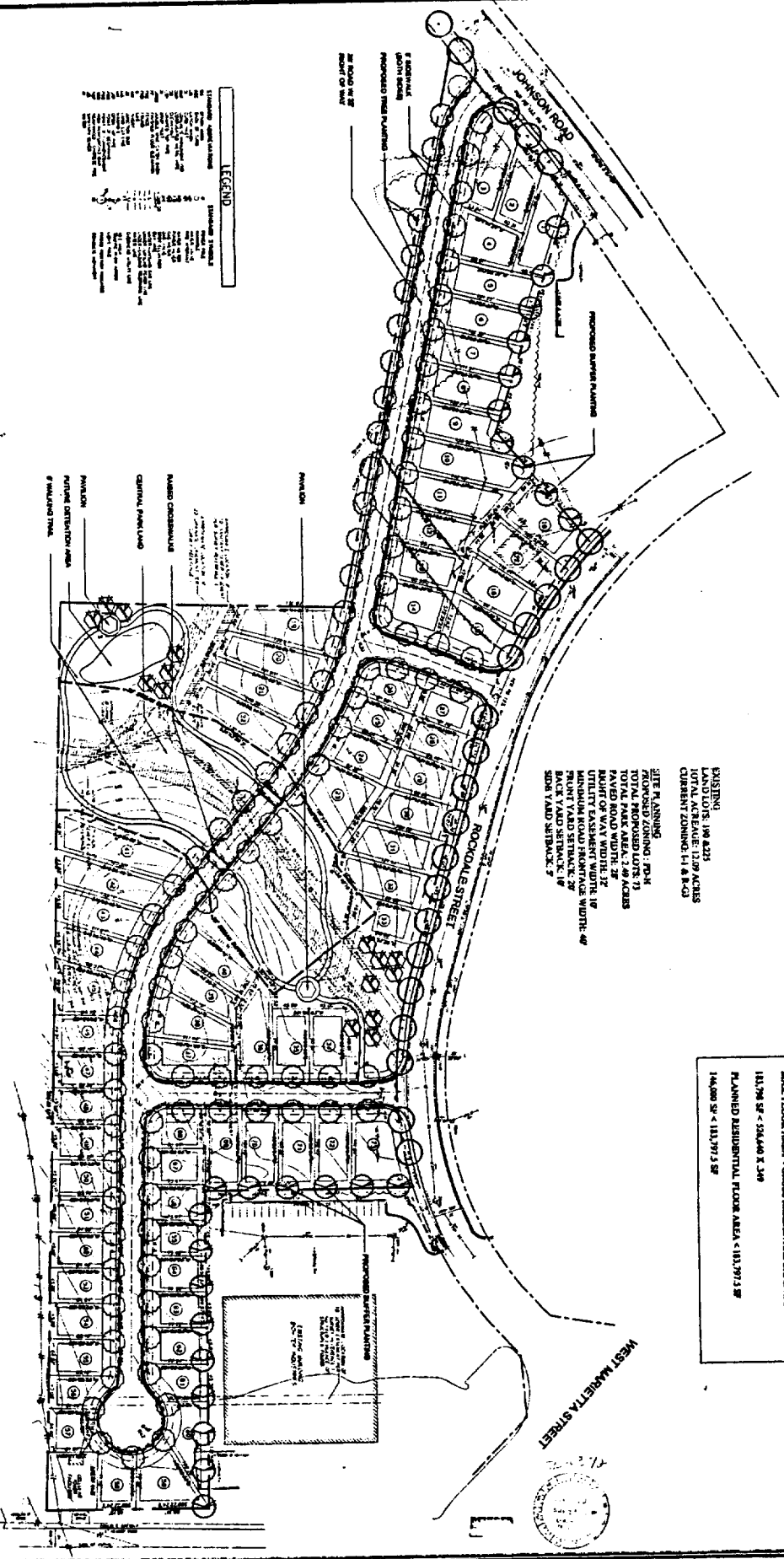
Site plan entitled "West Highland Subdivision Site, Atlanta, Georgia" prepared by HDR Engineering, dated November 21, 2003 and marked received by the Bureau of Planning November 24, 2003.

NOTE: ENGINEERING WILL FOLLOW ALL CITY OF ATLANTA DEVELOPMENT REGULATIONS

EXISTING LOT: 100,000 SQ. FT.
TOTAL LOT AREA: 12.9 ACRES
CURRENT ZONING: H-1 & R-1

SITE PLANNING
PROPOSED ZONING: R-1
TOTAL PROPOSED LOTS: 71
TOTAL PLOT AREA: 12.9 ACRES
PROPOSED LOT AREA: 100,000 SQ. FT.
PROPOSED LOT WIDTH: 32' - 40'
PROPOSED LOT DEPTH: 12' - 16'
PROPOSED LOT FRONTAGE: 12' - 16'
PROPOSED LOT AREA: 100,000 SQ. FT.
PROPOSED LOT WIDTH: 32' - 40'
PROPOSED LOT DEPTH: 12' - 16'
PROPOSED LOT FRONTAGE: 12' - 16'

MAX FLOOR AREA - GROSS RESIDENTIAL LAND AREA X 7.0A
11,795 SF < 10,000 X 7.0A
PLANNED RESIDENTIAL FLOOR AREA < 11,795 SF
14,000 SF < 11,795 SF



LEGEND

- EXISTING LOT LINES
- PROPOSED LOT LINES
- PROPOSED LOT AREA
- PROPOSED LOT WIDTH
- PROPOSED LOT DEPTH
- PROPOSED LOT FRONTAGE
- PROPOSED LOT AREA
- PROPOSED LOT WIDTH
- PROPOSED LOT DEPTH
- PROPOSED LOT FRONTAGE

TOTAL GROSS LAND AREA

LOCATION	AREA IN SQ. FT.	AREA IN ACRES
EXISTING LOT	100,000	2.29
PROPOSED LOT	100,000	2.29
TOTAL	200,000	4.58

NUMBER OF UNITS CALCULATION

LOCATION	AREA IN SQ. FT.	AREA IN ACRES
EXISTING LOT	100,000	2.29
PROPOSED LOT	100,000	2.29
TOTAL	200,000	4.58

LANDSCAPE REQUIREMENTS

LOCATION	AREA IN SQ. FT.	AREA IN ACRES
EXISTING LOT	100,000	2.29
PROPOSED LOT	100,000	2.29
TOTAL	200,000	4.58

USEABLE OPEN SPACE

LOCATION	AREA IN SQ. FT.	AREA IN ACRES
EXISTING LOT	100,000	2.29
PROPOSED LOT	100,000	2.29
TOTAL	200,000	4.58

LAND USE INTENSITY RATIOS

LOCATION	AREA IN SQ. FT.	AREA IN ACRES
EXISTING LOT	100,000	2.29
PROPOSED LOT	100,000	2.29
TOTAL	200,000	4.58

ESTIMATED WATER AND SEWER USE

LOCATION	AREA IN SQ. FT.	AREA IN ACRES
EXISTING LOT	100,000	2.29
PROPOSED LOT	100,000	2.29
TOTAL	200,000	4.58

NOTE: ALL CALCULATIONS ARE BASED UPON 2000 SF BUILDING FOOTPRINT

SITE PLAN

WEST HIGHLAND SUBDIVISION SITE
ATLANTA, GEORGIA

HDR Engineering
1000 CLAY VALLEY WAY, SUITE 100
ATLANTA, GEORGIA 30329
(404) 450-5400
ENGINEERS - SURVEYORS - PLANNERS

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land lot 190 & 225 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2" rebar found at the intersection of the Easterly right-of-way Johnson Road (80' right-of-way) and the Southerly right-of-way of Rockdale Street (60' right-of-way), Thence continuing along said right-of-way of Rockdale Street the following courses and distances: South 29 degrees 57 minutes 23 seconds East, a distance of 68.65 feet to a point; along a curve to the to the left, an arc length of 147.98 feet, said curve having a radius of 639.27 feet with a chord distance of 147.65 feet, at South 40 degrees 28 minutes 35 seconds East, to a 1/2" rebar; said 1/2" rebar being the TRUE POINT OF BEGINNING. Thence continuing along said right-of-way of Rockdale Street along a curve to the to the left, an arc length of 291.98 feet, said curve having a radius of 639.27 feet with a chord distance of 289.45 feet, at South 60 degrees 11 minutes 34 seconds East, to a 1/2" rebar found; Thence leaving said right-of-way South 47 degrees 29 minutes 12 seconds West, a distance of 234.20 feet to a 1/2" rebar found; Thence North 78 degrees 26 minutes 50 seconds West, a distance of 702.35 feet to a 1/2" rebar found on the Easterly right-of-way Johnson Road; Thence continuing along said right-of-way of Rockdale Street the following courses and distances: North 81 degrees 21 minutes 52 seconds East, a distance of 101.09 feet to a point; along a curve to the to the right, an arc length of 132.66 feet, said curve having a radius of 1531.58 feet with a chord distance of 132.84 feet, at North 53 degrees 03 minutes 47 seconds East, to a 1/2" rebar found; Thence leaving said right-of-way South 72 degrees 15 minutes 20 seconds East, a distance of 303.57 feet to a 1/2" rebar found; Thence North 50 degrees 37 minutes 39 seconds East, a distance of 175.06 feet to a 1/2" rebar found on the Southerly right-of-way of Rockdale Street; said 1/2" rebar found being the TRUE POINT OF BEGINNING. Said tract of land contains 3.078 Acres.

Together with all that tract or parcel of land lying and being in land lot 190 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2" rebar found at the intersection of the Easterly right-of-way Johnson Road (80' right-of-way) and the Southerly right-of-way of Rockdale Street (60' right-of-way), Thence continuing along said right-of-way of Rockdale Street the following courses and distances: South 29 degrees 57 minutes 23 seconds East, a distance of 68.65 feet to a point; along a curve to the to the left, an arc length of 147.98 feet, said curve having a radius of 639.27 feet with a chord distance of 147.65 feet, at South 40 degrees 28 minutes 35 seconds East, to a 1/2" rebar; along a curve to the to the left, an arc length of 291.98 feet, said curve having a radius of 639.27 feet with a chord distance of 289.45 feet, at South 60 degrees 11 minutes 34 seconds East, to a 1/2" rebar found; said 1/2" rebar being the TRUE POINT OF BEGINNING. Thence continuing along said right-of-way of Rockdale Street the following courses and distances: South 74 degrees 07 minutes 35 seconds East, a distance of 300.78 feet to a 1/2" rebar found; along a curve to the to the left, an arc length of 111.45 feet, said curve having a radius of 472.66 feet with a chord distance of 111.19 feet, at South 81 degrees 09 minutes 09 seconds East, to a 5/8" rebar set; Thence leaving said right-of-way South 00 degrees 00 minutes 00 seconds East, a distance of 62.24 feet to a 5/8" rebar set; Thence North 80 degrees 00 minutes 00 seconds East, a distance of 122.00 feet to a 5/8" rebar set; Thence South 00 degrees 00 minutes 00 seconds East, a distance of 180.25 feet to a 5/8" rebar set; Thence South 00 degrees 00 minutes 00 seconds East, a distance of 60.22 feet to a 5/8" rebar set; Thence North 88 degrees 30 minutes 55 seconds West, a distance of 349.80 feet to a 1/2" rebar found; Thence North 01 degrees 44 minutes 25 seconds East, a distance of 349.49 feet to a 1/2" rebar found; Thence North 47 degrees 29 minutes 12 seconds East, a distance of 234.20 feet to a 1/2" rebar found on the Southerly right-of-way of Rockdale Street; said 1/2" rebar found being the TRUE POINT OF BEGINNING. Said tract of land contains 6.616 Acres.

Together with all that tract or parcel of land lying and being in Land Lot 190 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2" rebar found at the intersection of the Easterly right-of-way Johnson Road (80' right-of-way) and the Southerly right-of-way of Rockdale Street (60' right-of-way), Thence continuing along said right-of-way of Rockdale Street the following courses and distances: South 29 degrees 57 minutes 23 seconds East, a distance of 68.65 feet to a point; along a curve to the to the left, an arc length of 147.98 feet, said curve having a radius of 639.27 feet with a chord distance of 147.65 feet, at South 40 degrees 28 minutes 35 seconds East, to a 1/2" rebar; along a curve to the to the left, an arc length of 291.98 feet, said curve having a radius of 639.27 feet with a chord distance of 289.45 feet, at South 60 degrees 11 minutes 34 seconds East, to a 1/2" rebar found; Thence continuing along said right-of-way of Rockdale Street the following courses and distances: South 74 degrees 07 minutes 35 seconds East, a distance of 300.78 feet to a 1/2" rebar found; along a curve to the to the left, an arc length of 111.45 feet, said curve having a radius of 472.66 feet with a chord distance of 111.19 feet, at South 81 degrees 09 minutes 09 seconds East, to a 5/8" rebar set; Thence leaving said right-of-way South 00 degrees 00 minutes 00 seconds East, a distance of 62.24 feet to a 5/8" rebar set; Thence North 80 degrees 00 minutes 00 seconds East, a distance of 122.00 feet to a 5/8" rebar set; said 5/8" rebar being the TRUE POINT OF BEGINNING; Thence South 78 degrees 23 minutes 16 seconds East, a distance of 29.83 feet to a point; Thence South 00 degrees 06 minutes 28 seconds East, a distance of 189.35 feet to a point; Thence North 89 degrees 57 minutes 14 seconds East, a distance of 394.00 feet to a point on the West right-of-way line of Lolo Street, (having a 50-foot right-of-way); Thence along said right-of-way line, South 00 degrees 22 minutes 24 seconds East, a distance of 200.22 feet to a 1/2" rebar found; Thence leaving said right-of-way line, North 88 degrees 30 minutes 55 seconds West, a distance of 349.80 feet to a 5/8" rebar set; Thence North 00 degrees 00 minutes 00 seconds East, a distance of 60.22 feet to a 5/8" rebar set; Thence North 88 degrees 30 minutes 55 seconds East, a distance of 180.25 feet to a 5/8" rebar set; Thence North 00 degrees 00 minutes 00 seconds East, a distance of 208.00 feet to a 5/8" rebar set, said point being the TRUE POINT OF BEGINNING. Said tract of land contains 2.396 Acres.

Z-03-72

THE FIELD CLOSURE OF PRECISION OF ONE FOOT SECONDS PER SETUP TOTAL STATION AND HI TO COLLECT THIS FIELD

THIS PLAT HAS BEEN : BE ACCURATE WITHIN :